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12 *Attorneys for Nationstar Mortgage LLC*

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15 **UNITED STATES DISTRICT COURT**
16
17 **DISTRICT OF NEVADA**

18 NATIONSTAR MORTGAGE LLC,

19 Plaintiff,

20 vs.

21 ROB AND ROBBIE, LLC, a Nevada Limited
22 Liability Company; DOES 1 through 10; and
23 ROE BUSINESS ENTITIES 1 through 10,
24 inclusive,

25 Defendants.

26 Case No.: 2:13-cv-01241-RCJ-PAL

27 **STIPULATION AND ORDER OF FINAL
28 JUDGMENT CONFIRMING EXISTENCE
AND VALIDITY OF DEED OF TRUST**

29 Plaintiff Nationstar Mortgage LLC (**Nationstar**), and Defendant Rob and Robbie, LLC
30 (**R&R**), through their counsel of record, stipulate as follows:

31 1. This matter relates to real property located 3816 Purple Bloom Court, Las Vegas
32 Nevada, 89122, APN 161-15-713-003 (the **Property**). The Property is more specifically described
33 as:

34 PARCEL ONE (1):

35 LOT 18 IN BLOCK 3 OF FINAL MAP OF DESERT INN MASTER PLAN LOT
36 "D" PHASE 1 (A COMMON INTEREST COMMUNITY) AS SHOWN BY
37 MAP THEREOF ON FILE IN BOOK 114 OF PLATS, PAGE 68, IN THE
38 OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.
39 RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR

1 INGRESS, EGRESS AND ENJOYMENT IN AND TO THE COMMON
 2 ELEMENTS AS DELINEATED ON SAID MAP REFERRED TO ABOVE
 3 AND FURTHER DESCRIBED IN THE COVENANTS, CONDITIONS AND
 4 RESTRICTIONS FOR SUN RIDGE RECORDED MAY 18, 2004 IN
 5 BOOK 20040518 AS DOCUMENT NO. 05837 OF OFFICIAL RECORDS.

6 PARCEL TWO (2):

7 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND
 8 ENJOYMENT IN AND TO THE COMMON ELEMENTS AS DELINEATED
 9 ON SAID MAP REFERRED TO ABOVE AND FURTHER DESCRIBED IN
 10 THE DECLARATION OF COVENANTS, CONDITIONS AND
 11 RESTRICTIONS FOR SUN RIDGE RECORDED MAY 18, 2004 IN
 12 BOOK 20040518 AS DOCUMENT NO. 05837 OF OFFICIAL RECORDS.

13 Parcel ID Number: **161-15-713-003** which currently has the address of 3816 Purple Bloom
 14 Court, Las Vegas, Nevada 89122.

15 2. Nationstar is the beneficiary of record of a Deed of Trust that encumbers the Property
 16 and was recorded on June 13, 2005, as Document Number 20050613-0004694, and re-recorded on
 17 September 14, 2005, as Document Number 20050914-0004678 in the Official Records of Clark
 18 County, Nevada (the **Deed of Trust**).

19 3. On October 19, 2012, R&R recorded a Foreclosure Deed as Document
 20 Number 201210190001957 of the Official Records of Clark County, Nevada (the **HOA Foreclosure**
 21 **Deed**), reflecting that R&R purchased the Property at a foreclosure sale of the Property conducted by
 22 Sunrise Ridge aka Sunrise Ridge Master Homeowners Association on October 12, 2012 (the **HOA**
 23 **Sale**). R&R has not transferred its interest in the Property and is still the title holder of record.

24 4. On July 12, 2013, Nationstar initiated a quiet title action against R&R in the United
 25 States District Court, District of Nevada, Case No. 2:13-cv-01241-RCJ-PAL (the **Quiet Title**
 26 **Action**).

27 5. Nationstar and R&R have entered a confidential settlement agreement in which they
 28 have settled all claims between them in this case. This stipulation and order applies to the matters
 29 addressed in this particular case only and has no relevance to any other matter.

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33 - APN 161-15-713-003

34 40593879;4

1 6. The Deed of Trust survived and was not extinguished in any capacity by the HOA Sale.
2 The Deed of Trust remains a valid encumbrance against the Property following the recording of the
3 HOA Foreclosure Deed, and R&R's interest in the Property is subject to the Deed of Trust.

4 7. R&R stipulates and agrees that within ten days of the date of this stipulation, it will
5 cure any outstanding amounts owed to Sunrise Ridge aka Sunrise Ridge Master Homeowners
6 Association as of the date of this stipulation.

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8 Dated: July 11, 2017.

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10 Dated: July 11, 2017.

11 WALSH & FRIENDMAN, LTD

12 AKERMAN LLP

13 _____
14 */s/ Vatana Lay*

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1 **ORDER**

2 Based on the above stipulation between Plaintiff Nationstar Mortgage LLC (**Nationstar**) and
3 Rob & Robbie, LLC (**R&R**), the Parties' agreement, and good cause appearing therefore,

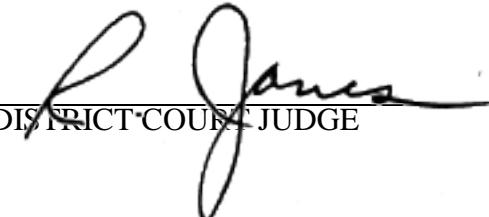
4 IT IS ORDERED that the Deed of Trust recorded in the Official Records of Clark County,
5 Nevada against the real property located 3816 Purple Bloom Court, Las Vegas Nevada, 89122, APN
6 161-15-713-003 (the **Property**) on June 13, 2005, as Document Number 20050613-0004694, and re-
7 recorded on September 14, 2005, as Document Number 20050914-0004678 was not extinguished,
8 impaired, or otherwise affected by the foreclosure sale of the Property conducted by Sunrise Ridge
9 aka Sunrise Ridge Master Homeowners Association on October 12, 2012 or the recording of the
10 HOA Foreclosure Deed in the Official Records of Clark County, Nevada, on October 19, 2012, as
11 Document Number 201210190001957, reflecting that R&R purchased the Property at the
12 foreclosure sale. R&R's ownership interest in the Property is subject to the Deed of Trust.

13 IT IS FURTHER ORDERED that Nationstar shall be entitled to record this STIPULATION
14 AND ORDER CONFIRMING VALIDITY OF DEED OF TRUST in the Official Records of Clark
15 County, Nevada in accordance with the rules of the Recorder's Office.

16 IT IS FURTHER ORDERED that within ten days of the date of stipulation, R&R will cure
17 any outstanding amounts owed to Sunrise Ridge aka Sunrise Ridge Master Homeowners
18 Association.

19 IT IS FURTHER ORDERED that this order constitutes the final judgment of this Court,
20 resolving all claims in this case with prejudice, each party to bear its own fees and costs.

21 DATED this **12th day of July, 2017.**

22 
23 DISTRICT COURT JUDGE

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1 Respectfully submitted by:

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3 /s/ Vatana Lay

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